



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 21-122183-WG

Project Name/Address: Nicholson Shoreline 817 Shoreland Dr SE

Planner: David Wong
425-452-4282
DWong@Bellevuewa.gov

Minimum Comment Period: 12/23/2021

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife
- ☒ State Department of Ecology, Shoreline Planner N.W. Region
- ☒ Army Corps of Engineers
- ☒ Attorney General
- ☒ Muckleshoot Indian Tribe



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SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Nicholson Shoreline Improvements
2. Name of applicant: [\[help\]](#)
Scott Nicholson
3. Address and phone number of applicant and contact person: [\[help\]](#)
Applicant:
200 South Orcas
Seattle, WA 98108
206-310-4351

Contact Person:
Kenny Booth
The Watershed Company
750 Sixth Street South
Kirkland, WA 98033
425-822-5242
4. Date checklist prepared: [\[help\]](#)
October 11, 2021
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Work will be started upon receipt of all applicable permits and within any state or federally mandated work windows.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
There are no plans for future additions, expansion, or further activity at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
-Shoreline Substantial Development Permit - Project Description & Code Compliance Narrative. The Watershed Company. October 2021
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
None known.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
-Shoreline Substantial Development Permit (City of Bellevue)
-Grading Permit (City of Bellevue)

-Clean Water Act Section 404 & Section 10 Permit (US Army Corps of Engineers)
-Coastal Zone Management Consistency (WA Dept of Ecology)
-Section 401 Water Quality Certification (WA Dept of Ecology)
-Hydraulic Project Approval (WA Dept of Fish and Wildlife)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

[\[help\]](#)

The proposed project involves the improvement of shoreline access at the property, as well as minor repairs to the existing pier. Improvements are as follows:

Pier: The existing pier will be repaired, as follows:

- o Remove existing boathouse;*
- o Install new translucent canopy cover;*
- o All existing solid wood decking will be removed and replaced with thru-flow open grated decking.*
- O Repair five (5) existing wood piles;*
- O Remove three (3) 12" wood piles;*
- O Drive ten (10) new steel piles;*
- O Remove and replace northerly finger pier;*
- O Remove existing personal watercraft lift;*
- O Place new 10' X 14' platform lift east of pier projection;*
and
- O Replace existing open bottom lift like-in-kind;*

Shoreline: Access to the immediate shoreline area is restricted along much of the property frontage due to the presence of the existing rock bulkhead. To improve access, a portion of the bulkhead will be removed to accommodate a new set of stairs, to be positioned landward of the OHWM. The stairs will allow direct access to the water in this area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and

range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The subject property is located at 817 Shoreland Drive SE, Bellevue, WA 98004. King County parcel 5627300170.

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☒ rolling, ☒ hilly, ☒ steep slopes, ☐ mountainous, other: *The property is characterized by steep slopes and heavy vegetation, including large deciduous and evergreen trees. See also the Critical Areas Report prepared by The Watershed Company, dated October 2017, the Tree Assessment Report prepared by The Watershed Company, dated October 2017, and the Geotechnical Engineering Study prepared by Geotech Consultants, dated July 2017.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
114%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
According to the previously submitted geotech report (Geotechnical Engineering Study, dated July 28, 2017, prepared by Geotech Consultants), the site includes areas of silty sand, with areas of cobbles and gravels.
Kitsap silt loam (KpD) per NRCS mapping
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
Yes. According to the previously submitted geotech report (Geotechnical Engineering Study, dated July 28, 2017, prepared by Geotech Consultants), the area around the project site has historically been affected by shallow landslides, primarily affecting the near-surface soils or fill on the steep slopes to the east of Shoreland Drive SE. There is no known history of deep-seated landslides affecting the underlying soils of the slopes.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Approximately 27 cubic yards of shoreline gravel will be installed waterward of the existing bulkhead. The gravel is proposed to help attenuate wave energy and create more complex shallow-water refuge and foraging habitat. Gravel to be sized

as follows:

< 1/4"	-----	5%
1/4" - 3/4"	-----	20%
3/4" - 1"	-----	20%
1" - 2"	-----	35%
2" - 4"	-----	20%

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Soils may be exposed during construction, but use of best management practices for soil and water management will contain the soils to the site, and prevent transport off site.

The proposed shoreline gravel will help attenuate wave energy, reducing erosion potential.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
No change in impervious surfaces will result from the proposed project.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Best Management Practices as outlined in Washington State Department of Ecology's current Stormwater Management Manual for Western Washington, as well as applicable City of Bellevue requirements, will be employed to control construction-related erosion. Erosion regulated by BCC 23.76

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
Emissions to the air, including dust and diesel exhaust, would result from the operation of equipment during construction. Emissions would be temporary and of short duration. Following project completion, emissions will be equivalent as compared to the existing condition.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No, does not apply.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Water can be used to spray dust during excavation or fill placement during dry periods. Noise suppression on heavy equipment and limitation of noise during approved working hours.

3. Water [\[help\]](#)

a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
None are necessary.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
Yes, all work will be located adjacent to or along the Lake Washington shoreline. Please refer to the project plans, included in this submittal.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
Approximately 27 cubic yards of shoreline gravel mix will be placed below or at the shoreline. The shoreline gravel will be placed over an area of approximately 800 square feet. All gravel fill will be sourced such that it is clean.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No .
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
No .
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
No .

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No .
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the

number of animals or humans the system(s) are expected to serve. [\[help\]](#)
None, does not apply.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)
This project will not change or increase the source of runoff. The existing routing of runoff is to groundwater (through infiltration) and to Lake Washington; the proposed shoreline improvement project will not change that routing.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
No. All construction debris will be properly disposed of on land in such a manner that it cannot enter into waterways or cause water quality degradation.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)
Surface, ground, and runoff water impacts are limited to temporary impacts from construction. Effective construction stormwater best management practices (BMPs) will be in place during construction to prevent water quality impacts.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)
- ☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
 - ☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
 - ☒shrubs
 - ☐grass
 - ☐pasture
 - ☐crop or grain
 - ☐Orchards, vineyards or other permanent crops.
 - ☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
 - ☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
 - ☐other types of vegetation: *Click here to enter text.*
- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
No vegetation will be removed as part of this proposal. Two native trees and three native shrubs will be installed along the shoreline. Please refer to the plan set, submitted with this checklist, for the shoreline planting plan and layout.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
No threatened or endangered plant species are known to be on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
Please refer to the plan set, submitted with this checklist, for the shoreline planting plan.
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
Invasive species observed on the property include English ivy and morning glory.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☒hawk, ☒heron, ☒eagle, ☒songbirds, other: *None Known*

mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *None Known*

fish: ☐bass, ☒salmon, ☐trout, ☐herring, ☐shellfish, other: *None Known*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
Adult and juvenile chinook salmon and steelhead trout (listed as Threatened under the Federal Endangered Species Act) migrate through Lake Washington. Adults migrate upstream to reach spawning grounds; juveniles migrate downstream from their natal streams to reach the ocean. Lake Washington also contains coho salmon (Species of Concern under Federal Endangered Species Act). Lake Washington potentially contains bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act.
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
As described above, adult and juvenile salmon migrate up and downstream, respectively, through Lake Washington. Migrating waterfowl may use the lake as resting and foraging areas during spring and fall migrations.
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
In-water work will be limited to the window of July 16th through December 31st, in accordance with USACE guidance. In-water work window may be further limited in accordance with WDFW permit guidance.

The proposed gravel beach will enhance fish habitat through

the addition of shoreline gravel, which provides spawning substrate. Plantings proposed near the shoreline will provide for an increase in water quality, hydrology, and habitat functions.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
No invasive animal species are known to be on or near the site.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
The completed project will not have any additional energy needs beyond providing electricity for the two existing boat lifts.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
The project will not affect the potential use of solar energy by adjacent properties.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
None proposed.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)
No environmental health hazards are expected to occur as a result of this proposal.
- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)
None known.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)
There are buried utility pipelines on-site, but they are not within the construction area for the project.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)
Diesel fuel will be used during project construction for the operation of equipment. No toxic or hazardous chemicals

will be stored, used, or produced by the completed project.

- 4) Describe special emergency services that might be required. [\[help\]](#)

None anticipated.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

No known environmental hazards are expected to occur as a result of this project.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Noise generated in the vicinity of the project will not affect the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site. [\[help\]](#)

Construction activity would generate short-term noise during allowed work hours.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction activities that cause noise will conform to Bellevue Municipal Code Requirements - and be limited to the hours of 7:00 A.M to 6:00 P.M., M-F and the hours of 9:00 AM-5:00 PM on Saturdays. No construction is allowed on Sundays. Noise regulated by BCC 9.18

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The parcel covered under this application is currently used for single-family residence and is surrounded by similar residential properties. The proposal will not affect current land uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)
The site is currently undergoing a previously permitted complete redevelopment, and the previous single family residence has been demolished. A new residence is currently under construction on-site.
- d. Will any structures be demolished? If so, what? [\[help\]](#)
No.
- e. What is the current zoning classification of the site? [\[help\]](#)
R-2.5
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
The current comprehensive plan designation of the site is Single Family - Medium Density (SF-M).
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
The current shoreline environmental designation of the property is Shoreline Residential.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
Yes. The site includes 3 locations in which the slopes are in excess of 40% slope, which qualify as steep slopes and critical areas according to the Bellevue's code. Two of these steep sloped areas happen on the east side of the property with the largest including approximately 8,962 sf (steep slope area #1) and the smaller area including approximately 534 sf (steep slope area #2). The third steep slope occurs on the west side and includes an area of approximately 1,100 sf (steep slope area #3).
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
While the project site will be used as a single family residence, the proposed shoreline modifications and pier repair project would not act as a residence to any people.
- j. Approximately how many people would the completed project displace? [\[help\]](#)
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
None proposed.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
None proposed. The project does not represent a change in the existing permitted use of the property.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest

lands of long-term commercial significance, if any: [\[help\]](#)
None proposed.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
The project would not provide additional housing units.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None, does not apply.
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
None proposed.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
After boathouse removal, the proposed boat canopy will be the tallest proposed structure at approximately 12 feet vertical of the OHWM. the roofing will consist of metal poles, and translucent material above, with open walls on all sides.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
No views would be altered or obstructed.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
None proposed.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
The completed project will not produce any light. The translucent installed boat canopy may produce minor glare in bright sun conditions. The existing wood decking on the pier will be fully replaced with grated thru-flow decking.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
No.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
None.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
None are necessary.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
The nearest public shoreline access location/public park is Chism Beach Park, located approximately 0.1 miles south of the project site along the Lake Washington shoreline.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No existing recreational uses would be displaced.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
The project will improve recreational access to the shoreline for the property owner by improving direct foot access to the water, and making improvements to the existing pier, boathouse, and lifts that are necessary for continued safe operation.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD), there are no historic properties or structures on or near the project site.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
According to WISAARD, there are no such cultural resources on or near the project site. However, the entire shoreline of Lake Washington is rated by the WISAARD predictive model as a high risk for archaeological resources.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
Potential impacts to cultural resources and historic resources were assessed by consulting the Washington Information System for Architectural and Archaeological Records Data (WISAARD), a database maintained by the Washington State Department of Archaeology and Historic Preservation (DAHP).

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

As required in the Bellevue Land Use Code (LUC 20.25E.060.F.2.a), if archaeological resources are uncovered during excavation, all work will immediately cease and the City, the Washington State Department of Archaeology and Historic Preservation, and affected Native American tribes shall immediately be notified.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
Access to the parcel is provided by the Shoreland Drive SE. The proposed project will not affect existing transportation access to this street system.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
There are multiple King County Metro Transit and Sound Transit bus routes that provide service to City residents via Bellevue Way SE. The bus stop nearest the project property is located approximately 0.6 miles away at the intersection of SE 8th St and Bellevue Way SE.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
No parking spaces will be added or eliminated as part of the proposed project.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
No.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
The project will occur along the Lake Washington shoreline. Lake Washington is used for recreational boating but is not a main source of water transportation.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
The completed project will not generate additional vehicular trips relative to the current state of the parcel.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and

forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)
No .

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
None proposed.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
No .


- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
None proposed.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
electricity, water, refuse service, telephone, sanitary sewer
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
The proposed project will not change the existing availability or use of utilities on the property.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: *Kenny Booth*

Position and Agency/Organization: *Senior Planner, The Watershed*

Company Date Submitted: *October 14, 2021*



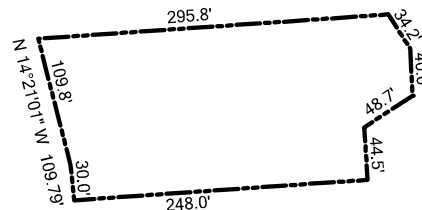
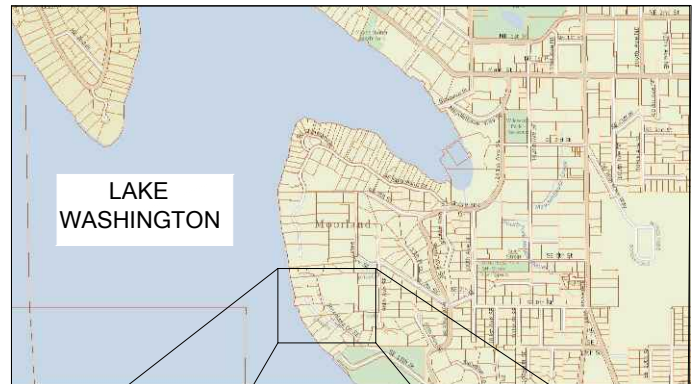
NICHOLSON RESIDENCE

LEGAL DESCRIPTION:

MOORLAND ADD PCL A BELLEVUE BLA #17-130420 LW REC
#20180305900005 SD BLA BEING POR BLOCKS 3 & 12
MOORLAND ADD TGW VAC RDS & SH LDS ADJ

PLAT BLOCK: 3 &
PLAT LOT: POR

LAT: 47.60271 LONG: -122.21441



SHEET INDEX

- 1 COVER PAGE
- 2 EXISTING CONDITIONS
- 3 SITE AND PLANTING PLAN
- 4 PROPOSED SECTIONS
- 5 PIER PLANS - EXISTING
- 6 PIER PLANS - PROPOSED
- 7 PIER SECTIONS - EXIST/PROP (1 OF 2)
- 8 PIER SECTIONS - EXIST/PROP (2 OF 2)
- 9 BMP INFORMATION
- 10 PIER DETAILS (1 OF 3)
- 11 PIER DETAILS (2 OF 3)
- 12 PIER DETAILS (3 OF 3)
- 13 PLANTING DETAILS
- 14 SHORELINE RESTORATION NOTES

VICINITY MAPS



Plot Date: Oct-05-21 10:04am

PURPOSE: PIER REPLACEMENT AND SHORELINE
MODIFICATIONS

LOCATION: 817 SHORELINE DRIVE SE
BELLEVUE, WA 98004

TAX LOT No: 5627300170

VERTICAL DATUM:
C.O.E. VERTICAL DATUM

CITY OF BELLEVUE
NICHOLSON RESIDENCE

REFERENCE #: NWS-2021-XXX

COUNTY OF: KING, WA

NEAR/IN: CITY OF BELLEVUE

WATER BODY: LAKE WASHINGTON



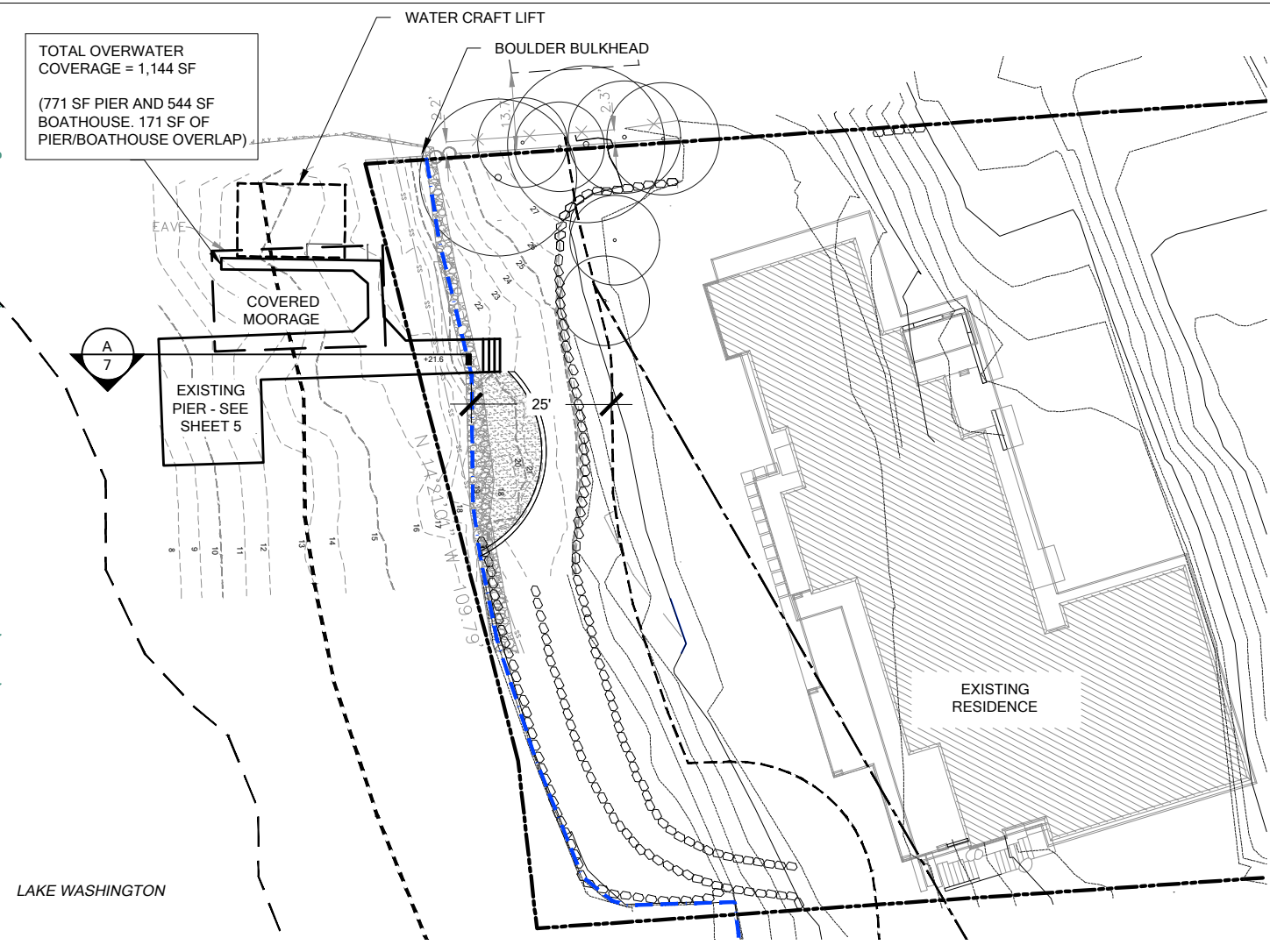
750 Sixth Street South | Kirkland | WA 98033
p 425.822.5242 f 425.827.8136
watershedco.com

APPLICANT: SCOTT NICHOLSON

DATE: 10/05/2021

SHEET 1 OF 14

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LEGEND

SHORELINE OHWM (18.6 NAVD 88)

25' SHORELINE BUFFEREXISTING TREE

EXISTING CONDITIONS

SCALE: 1" = 30'-0"

0'

15'

30'

NOTES

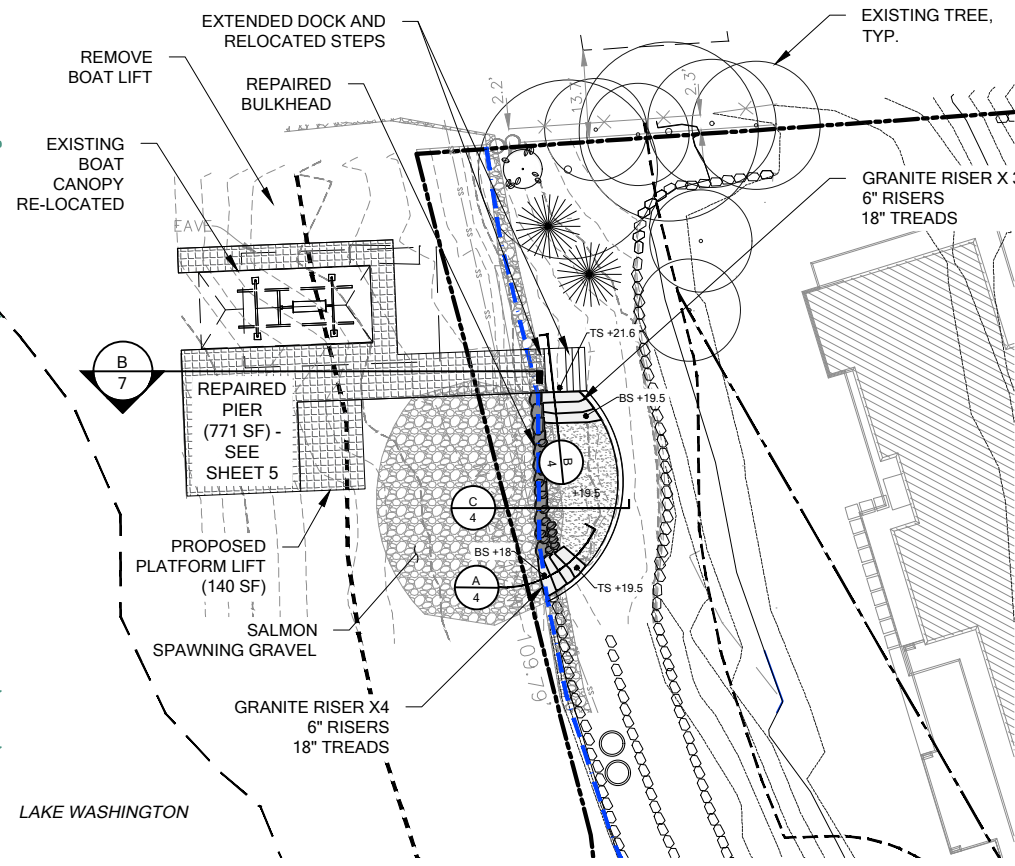
1. ORDINARY HIGH WATER MARK (OHWM) AT 18.6' CONTOUR NAVD88 (21.8' USACE)
2. SURVEY AND PIER PLANS RECEIVED FROM SEABORN PILE DRIVING, 1080 W EWING ST, SEATTLE, WA 98119.
3. 15' DEPTH CONTOUR BASED ON COMBINED BATHYMETRY AND TOPOGRAPHY DIGITAL ELEVATION MODEL OF THE PUGET SOUND BY (FINLAYSON D.P. 2005) AND GIS CALCULATIONS
4. BULKHEAD DIMENSION = 178 LF

PURPOSE: PIER REPLACEMENT AND SHORELINE MODIFICATIONS	
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TAX LOT No: 5627300170	
VERTICAL DATUM: C.O.E. VERTICAL DATUM	

CITY OF BELLEVUE NICHOLSON RESIDENCE	
REFERENCE #: NWS-2021-XXX	
COUNTY OF: KING, WA	
NEAR/IN: CITY OF BELLEVUE	
WATER BODY: LAKE WASHINGTON	

Plot Date: Oct-05-21 10:04am	
<div><div></div><div>THE WATERSHED COMPANY</div></div> <div>750 Sixth Street South Kirkland WA 98033 p 425.822.5242 f 425.827.8136 watershedco.com</div>	
APPLICANT: SCOTT NICHOLSON	
DATE: 10/05/2021	
SHEET 2 OF 14	

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LEGEND

- EXISTING**
- SHORELINE OHWM (18.6 NAVD 88)
 - 25' SHORELINE BUFFER
 - STRINGLINE STRUCTURE SETBACK
 - 30' WATERWARD OF SHORELINE OHWM
 - 15' DEPTH CONTOUR
- PROPOSED**
- SPAWNING GRAVEL

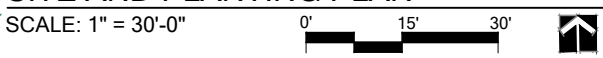
SHORELINE RESTORATION SEQUENCE NOTES

- LOCATE ALL UTILITIES AT TIME OF CONSTRUCTION. UTILITIES ON THESE PLANS ARE FOR PLANNING PURPOSES ONLY.
- ESTABLISH THE BOUNDARIES OF THE CONSTRUCTION AREA IN FIELD. A FLOATING SEDIMENT CURTAIN, ANCHORED TO THE SUBSTRATE, SHALL BE USED TO CONTAIN SUSPENDED SEDIMENT. TO PREVENT UPLAND SOIL EROSION, SEDIMENT CONTROL FENCING MAY BE INSTALLED, OR OTHER PREVENTATIVE MEASURES IMPLEMENTED, AROUND UPLAND AREAS WHERE CLEARING OR GRADING IS PLANNED.
- IDENTIFY AND MARK WORK LIMITS WITH HIGH VISIBILITY FENCING.
- IDENTIFY AND PROTECT ALL UTILITIES THAT MAY EXIST IN THE CONSTRUCTION AREA. ANY DAMAGE TO UTILITIES, EVEN IF NOT IDENTIFIED ON PLAN, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- REMOVE VERTICAL CONCRETE AND BOULDER BULKHEAD AND WATERWARD DEBRIS.
- LINE THE EXCAVATED PORTION OF THE SHORELINE WITH BELTECH 650M OR EQUIVALENT FILTER FABRIC WHERE ROCKS ARE PLACED IN CONTINUED ALIGNMENT WITH ONE ANOTHER.
- PLACE 2-4 MAN BOULDERS 1/3 DEEP INTO GRADE AND BACKFILL WITH A MINIMUM 6"-SIZED QUARRY SPALLS.
- ADD SHORELINE GRAVEL ACROSS THE SHORELINE AS SPECIFIED BELOW AND AS SHOWN ON THE PLAN SET, CONSISTENT WITH DIRECTION BY THE PROJECT RESTORATION PROFESSIONAL. THE SHORELINE GRAVEL IS TO BE WASHED, ROUNDED ROCK OF MIXED SIZES. APPROXIMATELY 27 CUBIC YARDS OF SHORELINE GRAVEL MIX WILL BE PLACED ALONG THE SHORELINE IN THE FOLLOWING GRAVEL SIZE DISTRIBUTION.
 - FINES 5%
 - 1/4" - 3/4" 20%
 - 3/4" - 1" 20%
 - 1" - 2" 35%
 - 2" - 4" 20%
- INSTALL NEW GRANITE RISERS PER THE DESIGN PLANS.
- CONSTRUCT PILE CAPS AND STRINGERS PER DESIGN PLANS. FOLLOWED BY INSTALLATION OF GRATED PIER SURFACING PER DESIGN PLANS.
- FOLLOWING CONSTRUCTION OF BULKHEAD WALL, GRANITE RISERS, AND GRAVEL, INSTALL NEW PLANTINGS PER THE PLAN. IF PLANTING IS NOT IMMEDIATE, ENSURE SITE IS STABILIZED BY THE APPROPRIATE EROSION CONTROL MEASURES. SEE BMP NOTES
- PLANT THE AREAS INDICATED ON THE PLANTING PLAN DURING THE FIRST DORMANT SEASON (NOVEMBER THROUGH MARCH). USE SIZING AND CONDITION INFORMATION PROVIDED IN THE PLANTING LEGEND. IF PLANTS ARE INSTALLED OUTSIDE OF THE DORMANT SEASON, THEN A MINIMUM OF 1 INCH OF WATER PER WEEK SHOULD BE PROVIDED DURING THE FIRST SUMMER.

PLANTING SCHEDULE


TREES	QTY	SIZE
 ABIES GRANDIS / GRAND FIR	2	3-4' B/B
SHRUBS	QTY	SIZE
 ACER CIRCINATUM / VINE MAPLE	1	3' B/B
 PHILADELPHUS LEWISII / MOCK ORANGE	2	2-3' (5 GAL)

SITE AND PLANTING PLAN

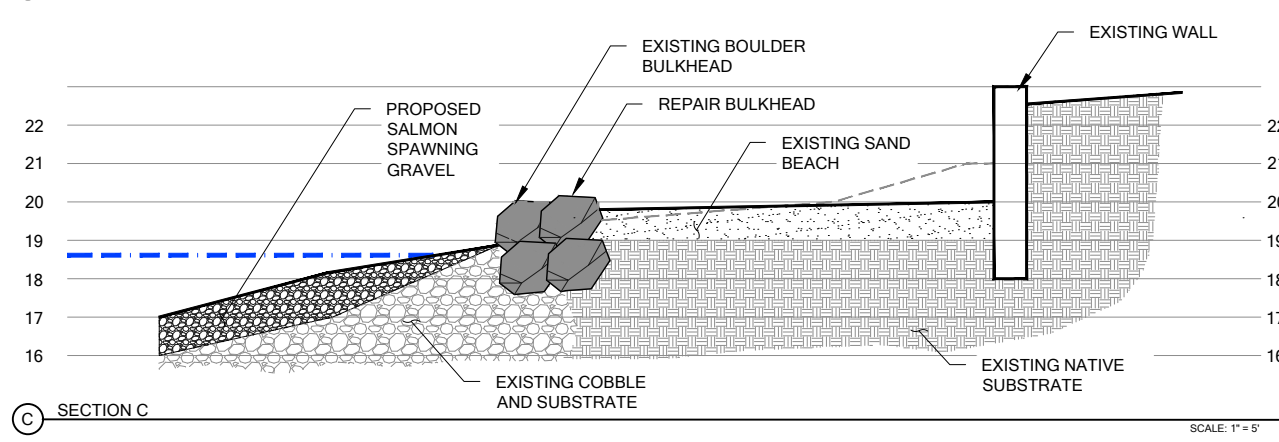
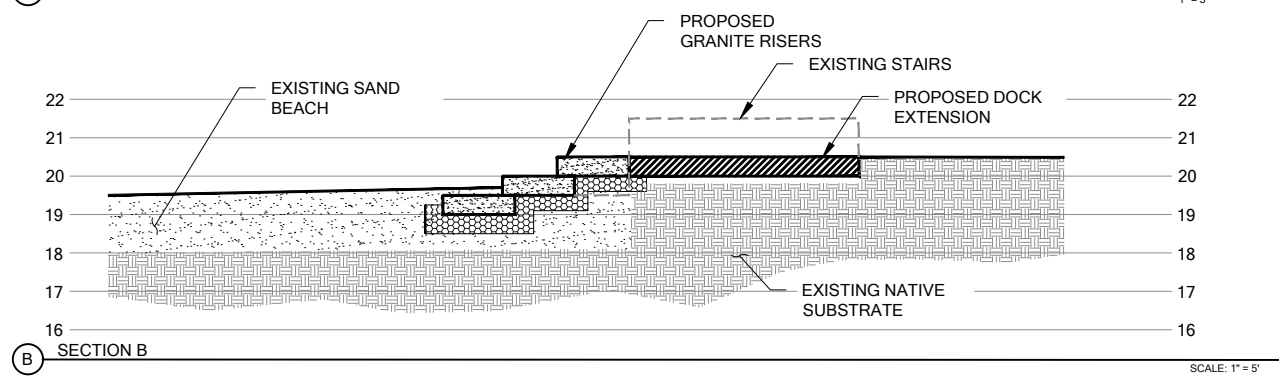
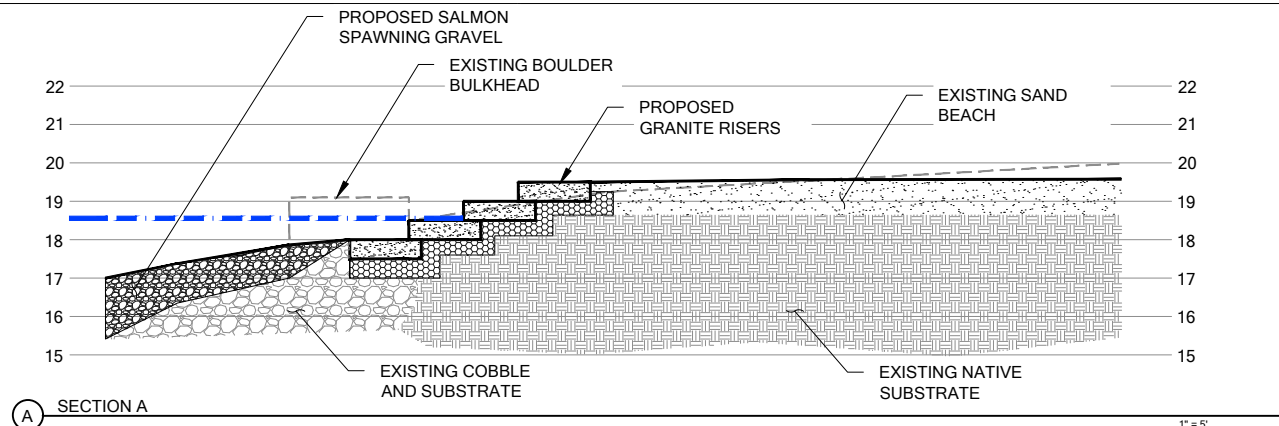


NOTES

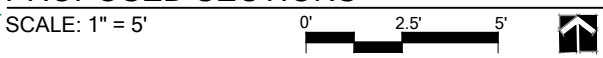
- ENSURE 2" OF WATER IS DELIVERED TO PLANTS DURING THE DRY SEASON, ROUGHLY JUNE 1 - SEPTEMBER 30.
- SEE PLANTING DETAIL ON SHEET 11.


PURPOSE: PIER REPLACEMENT AND SHORELINE MODIFICATIONS	CITY OF BELLEVUE NICHOLSON RESIDENCE	Plot Date: Oct-05-21 10:05am  750 Sixth Street South Kirkland WA 98033 p 425.822.5242 f 425.827.8136 watershedco.com
LOCATION: 817 SHORELINE DRIVE SE BELLEVUE, WA 98004	REFERENCE #: NWS-2021-XXX	APPLICANT: SCOTT NICHOLSON
TAX LOT No: 5627300170	COUNTY OF: KING, WA	DATE: 10/05/2021
VERTICAL DATUM: C.O.E. VERTICAL DATUM	NEAR/IN: CITY OF BELLEVUE	SHEET 3 OF 14
	WATER BODY: LAKE WASHINGTON	

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PROPOSED SECTIONS



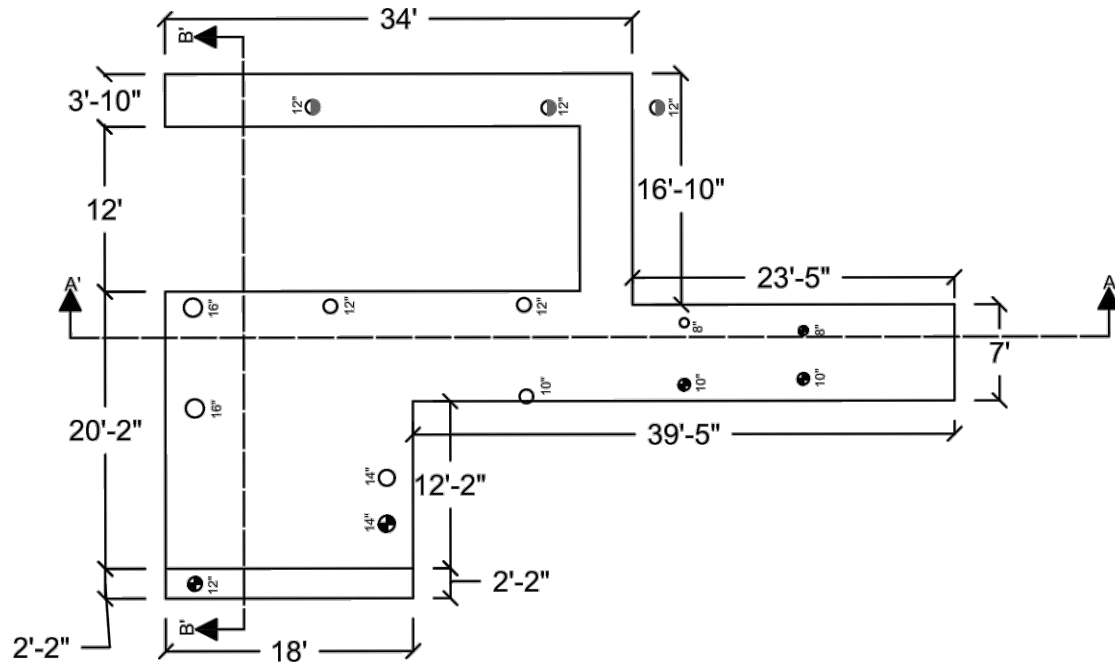
PURPOSE: PIER REPLACEMENT AND SHORELINE MODIFICATIONS	CITY OF BELLEVUE NICHOLSON RESIDENCE	 THE WATERSHED COMPANY 750 Sixth Street South Kirkland WA 98033 p 425.822.5242 f 425.827.8136 watershedco.com
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TAX LOT No: 5627300170	REFERENCE #: NWS-2021-XXX	APPLICANT: SCOTT NICHOLSON DATE: 10/05/2021 SHEET 4 OF 14
VERTICAL DATUM:	COUNTY OF: KING, WA	
C.O.E. VERTICAL DATUM	NEAR/IN: CITY OF BELLEVUE	
	WATER BODY: LAKE WASHINGTON	

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LEGEND

- ⊕ (5) EXISTING PILES - TO BE REPAIRED
- (6) EXISTING PILES - NO WORK TO BE DONE
- ⦿ (3) EXISTING PILES - TO BE REMOVED

**Grated decking material is 43% light permeable



(B) PLAN VIEW - EXISTING



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to demo and rebuild the existing dock decking. In addition, we plan to remove the existing moorage cover and associated finger piers, install a new boat lift, drive (10) new 8" steel piles, and construct (2) new finger piers to develop a moorage area in deeper water.

PIER PLANS - EXISTING

NOTES

- PIER PLANS PROVIDED TO THE WATERSHED COMPANY BY SEABORN PILE DRIVING. 1080 W EWING ST. SEATTLE, WA 98119. (206) 236-1700 EXT 3.

PURPOSE: PIER REPLACEMENT AND SHORELINE MODIFICATIONS

LOCATION: 817 SHORELINE DRIVE SE
BELLEVUE, WA 98004

TAX LOT No: 5627300170

VERTICAL DATUM:
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CITY OF BELLEVUE
NICHOLSON RESIDENCE

REFERENCE #: NWS-2021-XXX

COUNTY OF: KING, WA

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Plot Date: Oct-05-21 10:05am



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APPLICANT: SCOTT NICHOLSON

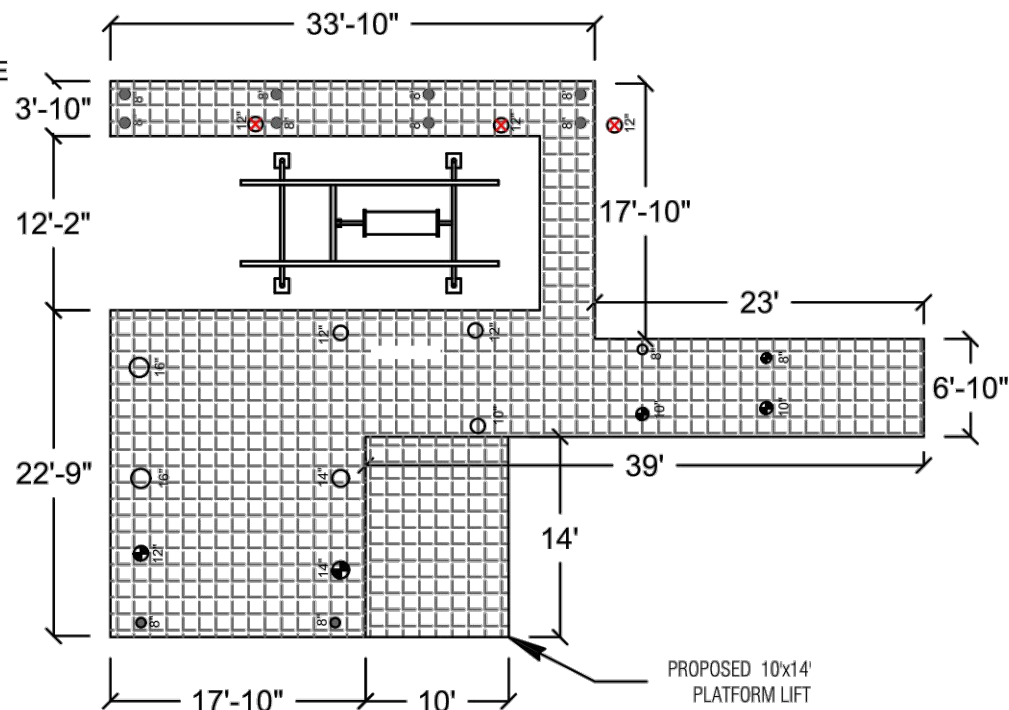
DATE: 10/05/2021

SHEET 5 OF 14

LEGEND

- ☒ (5) EXISTING PILES - TO BE REPAIRED
- ☐ (10) PROPOSED STEEL PILES - TO BE ADDED
- ☒ (3) EXISTING PILES - TO BE REMOVED
- ☐ (7) EXISTING PILES - NO WORK TO BE DONE

****Grated decking material is 43% light permeable**



(A) PLAN VIEW - PROPOSED



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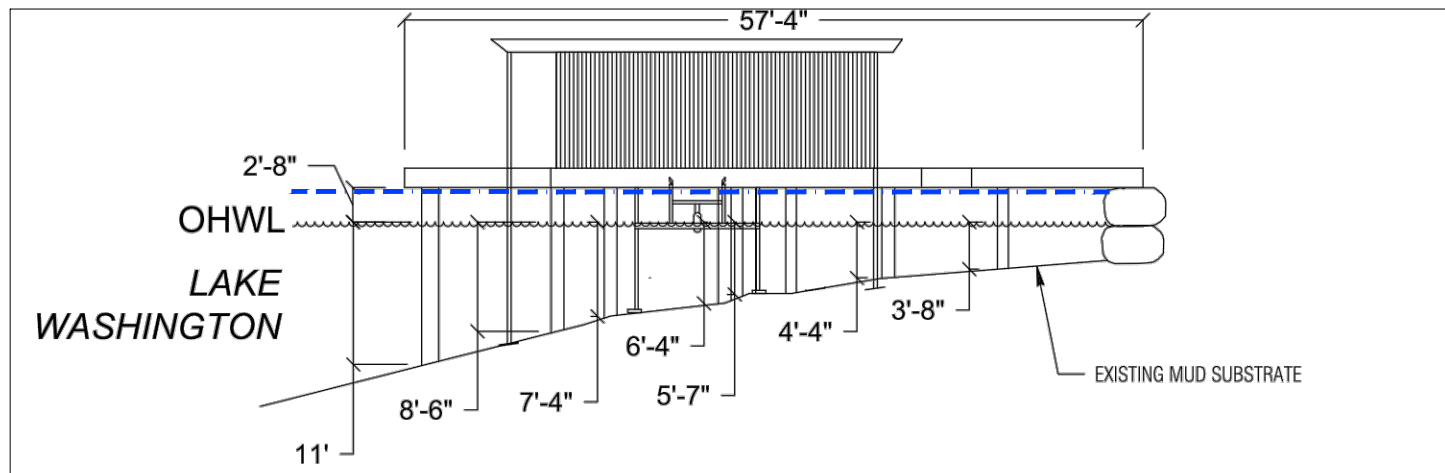
PIER PLANS - PROPOSED

NOTES

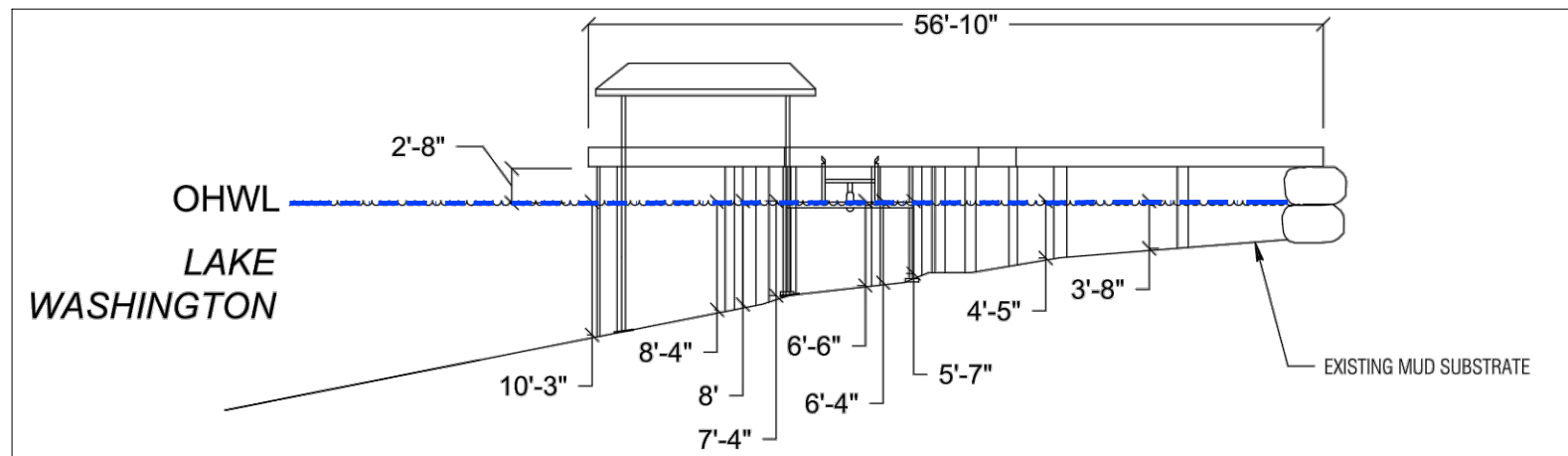
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LOCATION: 817 SHORELINE DRIVE SE BELLEVUE, WA 98004		
TAX LOT No: 5627300170	REFERENCE #: NWS-2021-XXX	APPLICANT: SCOTT NICHOLSON DATE: 10/05/2021 SHEET 6 OF 14
VERTICAL DATUM:	COUNTY OF: KING, WA	
C.O.E. VERTICAL DATUM	NEAR/IN: CITY OF BELLEVUE	
	WATER BODY: LAKE WASHINGTON	

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(A) SECTION VIEW AA - EXISTING



(B) SECTION VIEW AA - PROPOSED



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PIER SECTIONS - EXIST/PROP (1 OF 2)

NOTES

1. PIER SECTIONS PROVIDED TO THE WATERSHED COMPANY BY SEABORN PILE DRIVING. 1080 W EWING ST. SEATTLE, WA 98119. (206) 236-1700 EXT 3.

PURPOSE: PIER REPLACEMENT AND SHORELINE MODIFICATIONS

LOCATION: 817 SHORELINE DRIVE SE
BELLEVUE, WA 98004

TAX LOT No: 5627300170
VERTICAL DATUM:
C.O.E. VERTICAL DATUM

CITY OF BELLEVUE
NICHOLSON RESIDENCE


REFERENCE #: NWS-2021-XXX

COUNTY OF: KING, WA

NEAR/IN: CITY OF BELLEVUE

WATER BODY: LAKE WASHINGTON

Plot Date: Oct-05-21 10:05am

 THE WATERSHED COMPANY

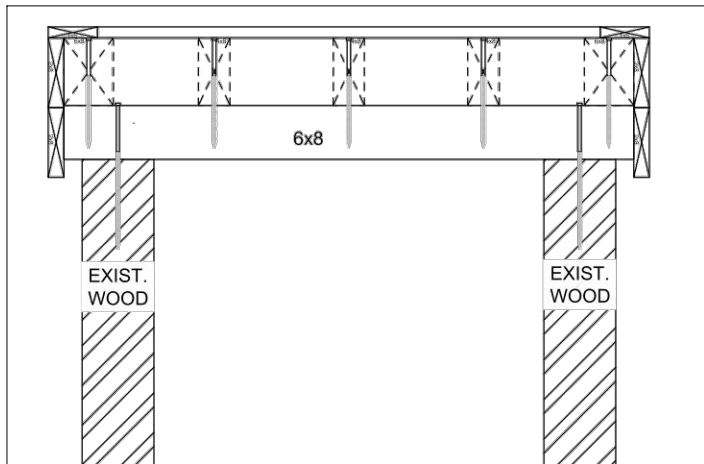
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APPLICANT: SCOTT NICHOLSON

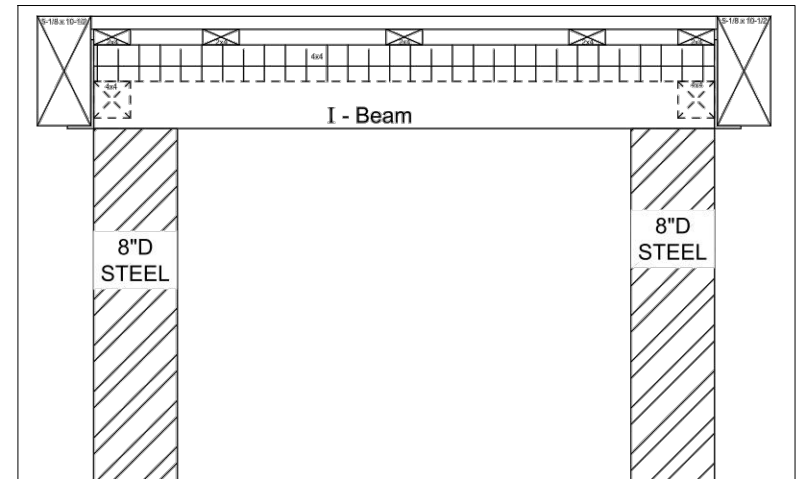
DATE: 10/05/2021

SHEET 7 OF 14

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(A) SECTION VIEW BB - EXISTING



(B) SECTION VIEW - PROPOSED



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PIER SECTIONS - EXIST/PROP (2 OF 2)

NOTES

- PIER SECTIONS PROVIDED TO THE WATERSHED COMPANY BY SEABORN PILE DRIVING, 1080 W EWING ST. SEATTLE, WA 98119. (206) 236-1700 EXT 3.

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TAX LOT No: 5627300170

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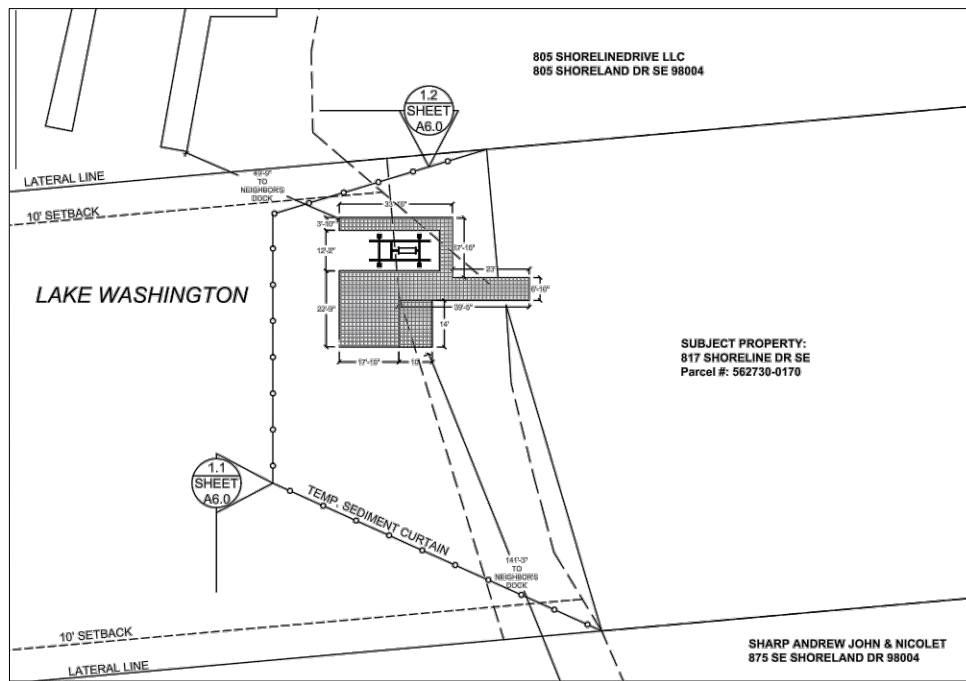
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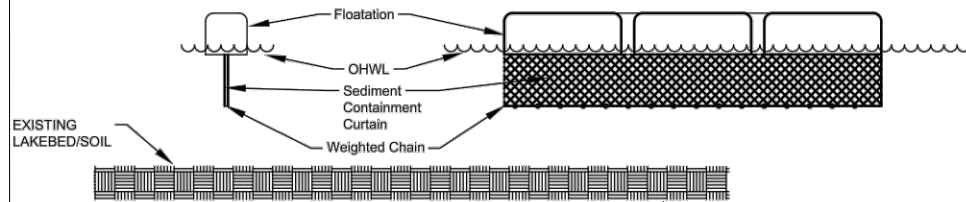
SHEET 8 OF 14

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DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2

BMP NOTES:

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
 2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
 3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
 4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
 5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
 3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
 5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
 6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 7. When removing piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
 8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
 9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.
 12. All Exposed wood to be used on the project will be treated with a cheminite treatment.



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BMP INFORMATION

NOTES

1. BMP PLAN AND NOTES PROVIDED TO THE WATERSHED COMPANY BY SEABORN PILE DRIVING, 1080 W EWING ST. SEATTLE, WA 98119. (206) 236-1700 EXT 3.

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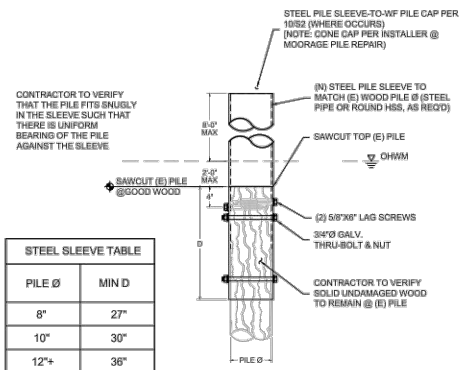
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SHEET 9 OF 14

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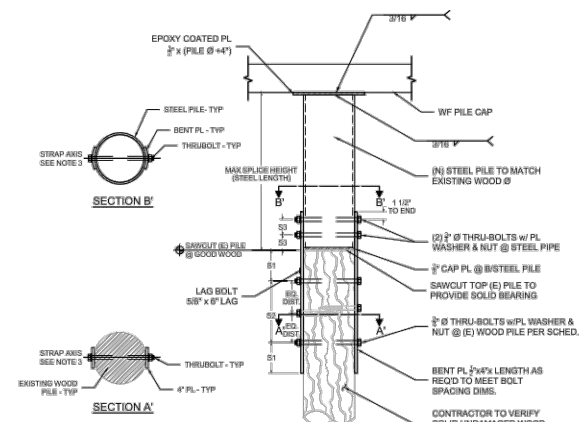
S1 SLEEVE PILE REPAIR - TYP
SCALE: 1/2" = 1'

S2 DO NOT USE DETAIL
SCALE: 1/2" = 1'

S3 DO NOT USE DETAIL
SCALE: 1" = 1'

STEEL SLEEVE TABLE				
PILE Ø	MAX SPLICE HEIGHT	S1	S2	S3
8"	15"	6"	12"	3"
12"+	28"	6"	12"	3"

NOTES:
1) MAX PILE LOAD = 1,200 # / PILE (BOAT LOAD PARALLEL TO DOCK).
CONTACT ENGINEERING IF BOAT SIZE EXCEEDS GENERAL NOTES MAXIMUM ALLOWABLE.
2) MINIMUM BOLT SPACING = 3"
3) STRAP AXIS SHALL BE ORIENTED PERPENDICULAR TO LONGITUDINAL AXIS OF DOCK.



S4 DO NOT USE DETAIL
SCALE: 1/2" = 1'

S5 SPLICE PILE REPAIR - TYP
SCALE: 1/2" = 1'



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PIER DETAILS (1 OF 3)

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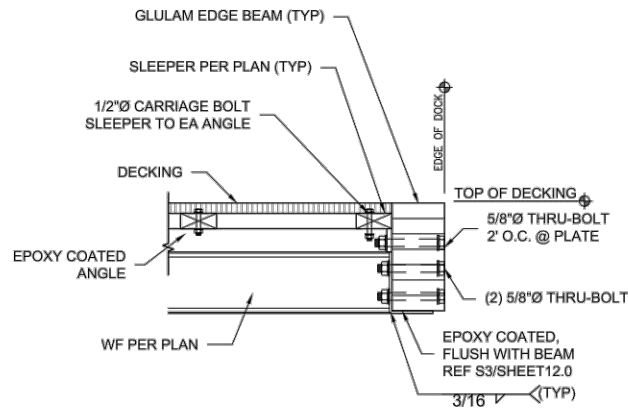
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watershedco.com

APPLICANT: SCOTT NICHOLSON

DATE: 10/05/2021

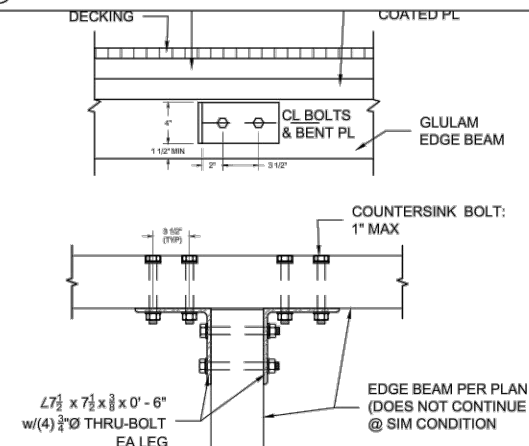
SHEET 10 OF 14

S3 DO NOT USE DETAIL



S4 DO NOT USE DETAIL

S5 EDGE SECTION (STEEL TRACK) - TYP



S6 BEAM TO BEAM - TYP



Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to demo and rebuild the existing dock decking. In addition, we plan to remove the existing moorage cover and associated finger piers, install a new boat lift, drive (10) new 8" steel piles, and construct (2) new finger piers to develop a moorage area in deeper water.

PIER DETAILS (2 OF 3)

NOTES

1. PIER DETAILS PROVIDED TO THE WATERSHED COMPANY BY SEABORN PILE DRIVING. 1080 W EWING ST. SEATTLE, WA 98119. (206) 236-1700 EXT 3.

PURPOSE: PIER REPLACEMENT AND SHORELINE MODIFICATIONS

LOCATION: 817 SHORELINE DRIVE SE
BELLEVUE, WA 98004

TAX LOT No: 5627300170

VERTICAL DATUM:
C.O.E. VERTICAL DATUM

CITY OF BELLEVUE
NICHOLSON RESIDENCE

REFERENCE #: NWS-2021-XXX

COUNTY OF: KING, WA

NEAR/IN: CITY OF BELLEVUE

Plot Date: Oct-05-21 10:05am



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SHEET 11 OF 14

H:\PROJECTS\2017\08 - August\170818 - Bellevue Nicholson\CAD\170818 Bellevue Nicholson_Site plan revised.dwg

S1 DETAIL NOT BEING USED
SCALE: 3/4" = 1'

S2 ANGLE TO PLATE - TYP
SCALE: 1" = 1'

S3 BEAM SADDLE BRACKET
SCALE: 3/4" = 1'

S4 DETAIL NOT BEING USED
SCALE: 1" = 1'

S5 DETAIL NOT BEING USED
SCALE: 1" = 1'

S6 DETAIL NOT BEING USED
SCALE: 1" = 1'



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

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WATER BODY: LAKE WASHINGTON

Plot Date: Oct-05-21 10:05am



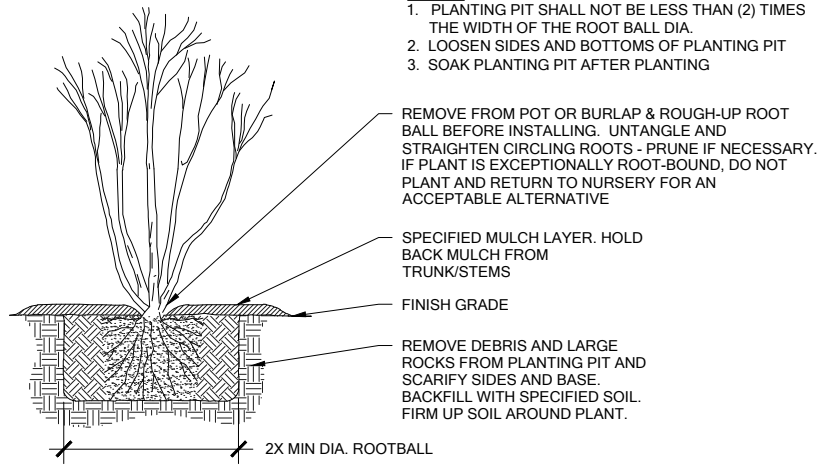
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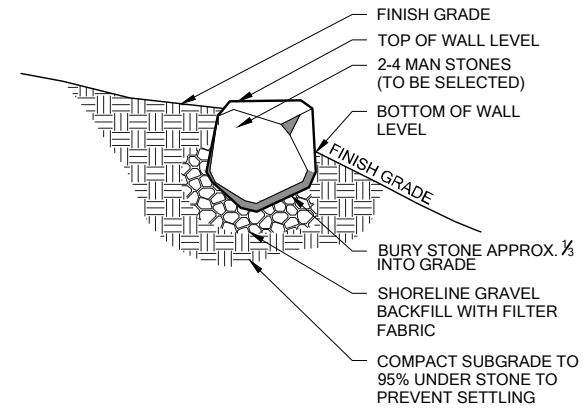
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1 CONTAINER DETAIL

NTS



2 BOTTOM BOULDER SETTING DETAIL

NTS

PLANTING DETAILS

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ANNUAL SHORELINE MAINTENANCE AND MONITORING:

FOR THE DURATION OF THE PERMIT (OR AS OTHERWISE SPECIFIED BY PERMIT APPROVALS), THE SHORELINE WILL BE ANNUALLY INSPECTED, SPECIFICALLY NOTING AREAS WHERE PROJECT MATERIAL (I.E. GRAVELS) MAY HAVE WASHED AWAY AND WHERE SHORELINE ELEMENTS (I.E. ROCKS) HAVE BECOME UNSECURE OR UNSTABLE AS A RESULT OF WAVE ACTION. UP TO 25 CUBIC YARDS OF SHORELINE GRAVEL MAY BE INSTALLED ANNUALLY TO RE-NOURISH THE SHORELINE. SHORELINE ELEMENTS MAY BE ADJUSTED AND RE-SECURED AS NEEDED TO MAINTAIN THE SHORELINE STRUCTURE AS IDENTIFIED ON THE APPROVED PLANS. ALL IN-WATER WORK WILL COMPLY WITH APPROVED IN-WATER WORK WINDOWS.

THE APPLICANT SHALL ASSURE 100 PERCENT SURVIVAL OF TREES AND SHRUBS DURING THE FIRST TWO YEARS OF MONITORING, 100 PERCENT SURVIVAL OF TREES DURING THE FINAL THREE YEARS OF MONITORING, AND 80 PERCENT SURVIVAL OF SHRUBS DURING THE FINAL THREE YEARS OF MONITORING. THE APPLICANT SHALL MAKE "GOOD-FAITH" EFFORTS TO ESTABLISH THE PROPOSED GROUND COVER VEGETATION. THE INSTALLED VEGETATION COMMUNITY WILL BE MONITORED FOR FIVE YEARS AFTER INITIAL INSTALLATION. PRIOR TO THE FIRST MONITORING VISIT, AN AS-BUILT PLAN WILL BE PREPARED THAT DOCUMENTS THE IMPLEMENTATION OF THE MITIGATION PLAN. ANY MINOR CHANGES TO THE APPROVED MITIGATION PLAN THAT ARE REQUIRED BY FIELD CONDITIONS PRESENT DURING PLAN IMPLEMENTATION MUST BE DOCUMENTED ON THE AS-BUILT PLAN AND SUBMITTED TO THE CORPS FOR APPROVAL. THE MONITORING PERIOD BEGINS ONCE THE AS-BUILT PLAN HAS BEEN APPROVED. THE APPROVED AS-BUILT PLAN THEN BECOMES THE APPROVED RESTORATION PLAN FOR FUTURE INSPECTION PURPOSES. MONITORING VISITS IN YEARS 1 THROUGH 5 SHALL OCCUR BETWEEN JULY 1 AND SEPTEMBER 15. DURING EACH MONITORING VISIT, COLOR PHOTOGRAPHS WILL BE TAKEN FROM POINTS TO BE IDENTIFIED ON THE AS-BUILT PLAN THAT PROVIDE COMPLETE COVERAGE OF THE RESTORATION AREA. IN ADDITION, THE PLANTING AREA WILL BE EXAMINED AND THE FOLLOWING ITEMS NOTED:

1. THE PERCENT SURVIVAL OF EACH PLANTED SPECIES;
2. AN ESTIMATE OF PERCENT COVER (NATIVE WOODY SPECIES, NATIVE HERBACEOUS SPECIES, AND NON-NATIVE/INVASIVE SPECIES);
3. THE SPECIES COMPOSITION, NOTING WHETHER A SPECIES IS NATIVE OR EXOTIC AND WHETHER PLANTS PRESENT WERE PLANTED OR ARE VOLUNTEERS; AND
4. 4. THE GENERAL HEALTH OF VEGETATION, NOTING WHETHER PESTS OR DISEASE ARE PRESENT. PARTICULAR ATTENTION SHALL BE PAID TO THE ENCROACHMENT OR EMERGENCE OF HIMALAYAN BLACKBERRY, EVERGREEN BLACKBERRY, AND BUTTERFLY BUSH. THE EMERGENCE OF THESE OR ANY SPECIES LISTED BY THE WASHINGTON STATE NOXIOUS WEED BOARD AS CLASS A, CLASS B, OR CLASS C WEEDS WITHIN PLANTING AREAS WILL BE NOTED AND RECOMMENDATIONS FOR IMMEDIATE MANUAL REMOVAL WILL BE MADE.

FOLLOWING EACH YEAR'S MONITORING VISIT, A SHORT LETTER-STYLE REPORT SHALL BE PREPARED DETAILING THE FINDINGS OF THE VISIT. THIS REPORT SHALL INCLUDE INFORMATION ON THE SURVIVAL, PERCENT COVER, AND CONDITION OF THE INSTALLED PLANTS; PHOTOGRAPHS OF THE SITE; A DISCUSSION OF INVASIVE WEED COVER IN THE PLANTING AREAS; AND ANY RECOMMENDATIONS FOR MAINTENANCE. THIS REPORT SHALL BE SUBMITTED TO THE CORPS AND TO THE APPLICANT WITHIN A MONTH'S TIME OF EACH YEAR'S MONITORING VISIT.

MAINTENANCE OF THE TERRESTRIAL PLANTS DURING THE FIVE-YEAR MONITORING PERIOD SHALL BE CONDUCTED BY THE APPLICANT OR HIS AUTHORIZED AGENTS TO ENSURE ACHIEVEMENT OF THE SURVIVAL STANDARDS. MAINTENANCE SHALL INCLUDE REMOVAL AND REPLACEMENT OF DEAD OR DYING PLANTS, WEEDING OF NON-NATIVE INVASIVE SPECIES, AND WATERING. WEEDING OF NON-NATIVE SPECIES IN THE NEARSHORE AREA SHALL BE DONE WHEN JUVENILE SALMONIDS ARE NOT IN THE SHALLOW WATERS OF THE PROJECT SITE. MAINTENANCE SHALL NOT INCLUDE APPLICATION OF TOXIC CHEMICAL TREATMENTS OR PRUNING. THE APPLICANT SHALL ADDRESS ALL MAINTENANCE AND REPAIR RECOMMENDATIONS WITHIN FOUR MONTHS OF RECEIVING EACH MONITORING REPORT, AND SHALL FORWARD A MEMO TO THE CORPS DETAILING ANY ACTIONS THAT WERE TAKEN.


CONTINGENCY PLAN

IF ANY MONITORING REPORT REVEALS THAT THE RESTORATION PLAN HAS FAILED IN WHOLE OR IN PART, AND SHOULD THAT FAILURE BE BEYOND THE SCOPE OF ROUTINE MAINTENANCE, THE APPLICANT WILL SUBMIT A CONTINGENCY PLAN TO THE CITY FOR APPROVAL. THIS PLAN MAY INCLUDE REPLANTING, SOIL AMENDMENTS OR TOPDRESSING, SUBSTITUTIONS FOR SPECIES SELECTED IN THE ORIGINAL PLAN, AND ADAPTIVE WEED CONTROL METHODS.

MATERIALS

1. MULCH: SHALL MATCH EXISTING LANDSCAPE MULCH.

SHORELINE RESTORATION NOTES

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